



FILE: PA00-0116

DATE: January 11, 2001
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0116 for Site Development Permit
APPLICANT: John Thrope for Diamond Pacific Homes

I. NATURE OF PROJECT:

PA00-0116 is an administrative Site Development Permit to allow for grading in excess of 500 cubic yards on a site with a slope greater than 15 percent. The proposed grading is in conjunction with the construction of a new single-family dwelling on a 48,071 square foot irregular shaped parcel. The site is zoned E4 "Small Estates" District and has a one-acre minimum lot size requirement. Construction of the proposed dwelling is a permitted use is not part of this permit. The site rises from the front to the rear and has an increase in elevation of 90 feet from the front to the rear of the site. The greatest steepness occurring from the middle of the site to the rear. There is no significant vegetation or large trees on site. The site is presently developed with several out buildings and a horse stable structure. These structures will be removed during the construction phase.

The grading as proposed calls for 1,350 cubic yard of cut and 2,900 cubic yards of fill. The difference between cut and fill, 1,550 cubic yards, will be imported to the site from an unspecified location. The cut proposed is for the creation of the building pad and excavation for the structure's foundation. Retaining walls are proposed at the rear and side of the proposed structure to form a building pad area. The balance of the grading creates contours that are similar to the existing site contours.

The project site is located at 20649 Santiago Canyon Road, which is in northern Orange Park Acres area. The site is accessed from a private easement called Lolita Street, which connects to Santiago Canyon Road. The site is near Villa Park Dam.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code Sections and 7-9-150 "Discretionary Permits and Procedures" and 7-9-139 "Grading and Excavation".

III. ENVIRONMENTAL DOCUMENTATION:

Negative Declaration No. PA000116 has been prepared for this proposal. It was posted for public review on November 9, 2000 and became final on November 29, 2000. Prior to project approval, this ND was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: D/Site Plan/Site Plan 2000/PA00-0116

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.